

**BOARD OF ADJUSTMENT  
CITY OF FORT LAUDERDALE**

**WEDNESDAY, JANUARY 10, 2001  
7:30 P. M.**

**CITY HALL  
CITY COMMISSION CHAMBERS, 1<sup>ST</sup> FLOOR  
100 N. ANDREWS AVENUE  
FORT LAUDERDALE, FL**

**A G E N D A   R E S U L T S**

**1. APPEAL NO. 00-8**

**APPLICANT:**

**BRYAN CHALFANT**

**LEGAL:**

**Birch Ocean Front Subdivision, P.B. 19, P. 26, Block 4, Lots  
3, 12 and 13**

**ZONED:**

**NBRA-Zoning District**

**STREET:**

**539 North Birch Road**

**ADDRESS:**

**Fort Lauderdale, FL**

**APPEALING: Sec-47-24.12 (A)** Rehearing of the Board of Adjustment Order from the March 9, 2000, BOA meeting denying a variance under Sec. 47-20.15 (2), to permit eight (8) back-out parking spaces into a public right-of-way for a motel located in a non-residential zoning district where the Code requires that back-out parking into a right-of-way shall be permitted for a motel if located in a residential zoning district only. This is a continuance from the November 8, 2000 BOA meeting.

**GRANTED 7-0**

**2. APPEAL NO. 00-56**

**APPLICANT:**

**ALLEN and ARLENE MOLEN and  
JODI MOLEN and MARLA MOLEN**

**LEGAL:**

**"PINE RIDGE ACRES AMENDED PLAT OF LOTS A, B, C, and  
D PLAT BOOK 28, PAGE 36, LOT 65**

**ZONED:**

**I – General Industrial District**

**STREET:**

**1121 NW 51 Ct.**

**ADDRESS:**

**Fort Lauderdale, FL 33309**

**APPEALING: Sec-47-20.11. Geometric standards (Diagram 2):** To permit the construction of a 18' drive aisle with a 90 degree parking angle, for an existing non conforming structure, where the ULDR requires drive aisles with a 90 degree parking angle have a minimum width of twenty four (24) feet.

**GRANTED 7-0**

**3. APPEAL NO. 00-57**

**APPLICANT:**

**LEGAL:**

**ZONED;**

**STREET:**

**ADDRESS:**

**BROWARD COUNTY SCHOOL BOARD**

**"PARCEL "A", a portion of the West 30 acres of the South ½, of Government Lot 5, Section 36, Township 49 south, Range 42 east. Also Lot 1, Block "A" of BEACHWAY HEIGHTS UNIT "A", Plat Book 22, Page 17, of the Public Records of Broward County, Florida**

**P – Parks, Recreation and Open Space District**

**1175 Middle River Drive**

**Fort Lauderdale, FL 33304**

**APPEALING: Sec-47-8.30 – Table of Dimensional Requirements:** To permit the construction of a public school facility (building #1) to have a rear yard of twelve (12) feet, where the code requires a minimum rear yard of twenty-five (25) feet.

**CONTINUED by a vote of 7-0**

**4. APPEAL NO. 00-58**

**APPLICANT:**

**LEGAL:**

**ZONED:**

**STREET:**

**ADDRESS:**

**LEONARD and MICHELLE G. BALFOORT**

**"GILL ISLES", Plat Book 44, Page 13, of Lot 114**

**RS-8 – Residential Single Family/Low Medium Density**

**1504 Southwest 5<sup>th</sup> Ct.**

**Fort Lauderdale, FL 33312**

**APPEALING: Sec-47-5.31 – Table of Dimensional Requirements:** To permit the conversion of an existing carport into a garage with a 23'-0" front yard, where the code requires a minimum front yard of twenty-five (25) feet.

**CONTINUED by a vote of 7-0**

**5. APPEAL NO. 00-59**

**APPLICANT:**

**LEGAL:**

**ZONED:**

**STREET:**

**ADDRESS:**

**QUAYSIDE PLACE PARTNERS**

**"HERZFELD'S ADDITION TO LAUDERDALE HARBORS",  
Plat Book 35, Page 22, Block 6 of Broward County**

**B1- Boulevard Business District**

**1617 SE 17<sup>th</sup> Street**

**Fort Lauderdale, FL 33316**

**APPEALING: Sec-47-23.9 (A) (3):** To permit the construction of a patio to extend ten (10) feet into the required "Interdistrict corridor", where the code requires that the "Interdistrict corridor" has a minimum twenty (20) foot yard for any development on property which abuts Southeast 17<sup>th</sup> Street – between Federal Highway and Eisenhower Blvd.

**GRANTED by a vote of 7-0**

**6. APPEAL NO. 00-60**

**APPLICANT:**

**LEGAL:**

**ZONED:**

**STREET:**

**ADDRESS:**

**EQUITABLE HOUSING CORPORATION**

**"PROGRESSO", Plat Book 2, Page 18, of Dade County,  
Block 106, the East ½ lot of Lots 45, 46, 47, and 48**

**RM-15 – Residential Low Rise Multifamily/Medium Density  
District**

**1104 NE 13<sup>th</sup> Street**

**Fort Lauderdale, FL 33304**

**APPEALING:** **Sec-47-5.34 (Table of Dimensional Requirements):** To permit a 14.65 foot front yard for an existing structure built without a permit, where the code requires a minimum front yard of twenty five (25) feet for a single family dwelling.

**GRANTED by a vote of 7-0**

**7. APPEAL NO. 00-61**

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|-------------------|---|
| <b>APPLICANT:</b> | <b><u>C. A. MUER CORPORATION</u></b>  |
| <b>LEGAL:</b>     | <b>"LAUDERDALE EXTENSION UNIT "B", Plat Book 29, Page 22, of Block 26, Lot 1 and the south ½ of Lot 2, with Block 28, Lots 9, 10, 11 and 12</b> |
| <b>ZONED:</b>     | <b>CB – Community Business District</b>   |
| <b>STREET:</b>    | <b>3000 NE 32<sup>nd</sup> Avenue</b>   |
| <b>ADDRESS:</b>   | <b>Fort Lauderdale, FL 33308</b>  |

**APPEALING:** **Sec-47-19.2 (C):** To permit the construction of an entrance canopy to have an overall width of sixty five (65) feet and a height of eighteen (18) feet, where the code states that an entrance canopy shall not exceed fifteen (15) feet in width or twelve (12) feet in height.

**GRANTED 7-0**

**8. APPEAL NO. 00-63**

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| <b>APPLICANT:</b> | <b><u>LILLIAN HOROWITZ and SYLVIA KOROTKIN</u></b>             |
| <b>LEGAL:</b>     | <b>"GATEWAY", Plat Book 25, Page 40, Block 4, Lots 1 and 2</b> |
| <b>ZONING:</b>    | <b>B-1 – Boulevard Business District</b>                       |
| <b>STREET:</b>    | <b>1910 - #1 East Sunrise Blvd.</b>                            |
| <b>ADDRESS:</b>   | <b>Fort Lauderdale, FL 33304</b>                               |

**APPEALING:** **Sec-5.26 (b),** seeking a **Special Exception** for a restaurant selling alcoholic or intoxicating beverages, where the sale and service of such alcoholic beverages is incidental to the sale and service of food with a distance separation of one hundred nine (**109**) and one hundred seventy six (**176**) feet from other places of business in which there is already in existence, a retail vendor's license to sell alcoholic or intoxicating beverages for consumption on or off the premises, where the code requires a distance separation of three hundred (300) feet.

**GRANTED 7-0**

**9. APPEAL NO. 00-64**

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| <b>APPLICANT:</b> | <b><u>PETER FRIELAND</u></b>   |
| <b>LEGAL:</b>     | <b>"VICTORIA PARK CORRECTED AMENDED PLAT", Plat Book 10, Page 66, Block 5, Lot 10, of the Public Records of Broward County</b> |
| <b>ZONING:</b>    | <b>RC-15 – Residential Single Family / Cluster Dwellings/ Low Density District</b>   |
| <b>STREET</b>     | <b>121 Northeast 16<sup>th</sup> Terrace</b>   |
| <b>ADDRESS:</b>   | <b>Fort Lauderdale, Florida 33301</b>  |

**APPEALING:** **Sec-47-5.33 (Table of Dimensional Requirements):** To permit a (10) foot front yard for the construction of a garage located on a double frontage lot, where the code requires a minimum twenty five (25) foot front yard.

**GRANTED 7-0**

**REPORT and FOR THE GOOD OF THE CITY.**

***The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:***

**<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>**

**GREG BREWTON  
ZONING ADMINISTRATOR**

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***NOTE: If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 761-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.***

***NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.***